

165.A

0007

0001.0

Map

Block

Lot

1 of 1  
CARDResidential  
ARLINGTONAPPRAISED:  
USE VALUE:  
ASSESSED:Total Card / Total Parcel  
597,400 / 597,400  
597,400 / 597,400  
597,400 / 597,400

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
10-12		RICHARDSON AVE, ARLINGTON

## OWNERSHIP

Owner 1:	JOHANSON ROBERT C & COURTNEY	Unit #:	1
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Owner 2:	
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Owner 3:	
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Street 1:	10 RICHARDSON AVE
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Street 2:	
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Twn/Cty:	ARLINGTON
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St/Prov:	MA	Cntry	Own Occ:	Y
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Postal:	02476	Type:	
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## PREVIOUS OWNER

Owner 1:	PIERCE BRUCE M -
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Owner 2:	PIERCE LAURA B -
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Street 1:	10-12 RICHARDSON AVE UNIT 1
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Twn/Cty:	ARLINGTON
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St/Prov:	MA	Cntry	Own Occ:	Y
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Postal:	02474	Type:	
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## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1925, having primarily Wood Shingle Exterior and 2102 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	7774										G7	1.					

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	594,600	2,800		597,400		272331
							GIS Ref
							GIS Ref
							Insp Date
							09/20/18

Total Card / Total Parcel  
597,400 / 597,400  
597,400 / 597,400  
597,400 / 597,400



## USER DEFINED

Prior Id # 1:	109670
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/30/21	20:29:37
Print	
Last Rev	
Date	Time
09/02/21	09:21:37
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

## SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	Date	Result	By	Name
PIERCE BRUCE M,		62180-244	7/3/2013			435,100	No	No			9/2/2021	USPS	MM	Mary M
TUCKER JOSHUA A		51517-468	7/31/2008			419,000	No	No			9/20/2018	Measured	DGM	D Mann
TARANTINO MICHA		45724-561	7/28/2005			429,900	No	No			12/17/2008	Meas/Inspect	189	PATRIOT
											4/4/2006	External Ins	BR	B Rossignol
											5/6/2000	Inspected	197	PATRIOT
													197	PATRIOT

## BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	PAT ACCT.	Date	Result	By	Name
										9/2/2021	USPS	MM	Mary M
										9/20/2018	Measured	DGM	D Mann
										12/17/2008	Meas/Inspect	189	PATRIOT
										4/4/2006	External Ins	BR	B Rossignol
										5/6/2000	Inspected	197	PATRIOT

Undisplayed Areas:  
GLA: 1474

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 99 - Condo Conv				Full Bath: 1	Rating: Very Good												
Sty Ht: 3 - 3 Story				A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 2 - Conc. Block				A 3QBth:	Rating:												
Frame: 1 - Wood				1/2 Bath: 1	Rating: Very Good												
Prime Wall: 1 - Wood Shingle				A HBth:	Rating:												
Sec Wall:	%			OthrFix:	Rating:												
Roof Struct: 1 - Gable				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 1 - Asphalt Shgl				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1							
Color: YELLOW				A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O								
View / Desir:				Frlp: 1	Rating: Good			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDO INFORMATION				Lvl 2									
Year Blt: 1925	Eff Yr Blt:			Location:				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict: G7	Fact: .			Floor: M - Multi-Level				Totals	RMS: 5	BRS: 2	Baths: 1	HB: 1					
Const Mod:				% Own: 50.000000000													
Lump Sum Adj:				Name:													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: GD - Good	18. %	Exterior:		No Unit	RMS	BRS	FL						
Prim Int Wal: 2 - Plaster				Functional:	%	Interior:		1	5	2							
Sec Int Wall:	%			Economic:	%	Additions:											
Partition: T - Typical				Special:	%	Kitchen: 2004											
Prim Floors: 3 - Hardwood				Override:	%	Baths:											
Sec Floors: 4 - Carpet	50 %			Total: 18.6 %		Plumbing:											
Bsmnt Flr: 12 - Concrete						Electric:											
Subfloor:						Heating:											
Bsmnt Gar:						General:											
Electric: 3 - Typical																	
Insulation: 2 - Typical																	
Int vs Ext: S																	
Heat Fuel: 1 - Oil																	
Heat Type: 3 - Forced H/W																	
# Heat Sys: 1																	
% Heated: 100	% AC:																
Solar HW: NO	Central Vac: NO																
% Com Wal	% Sprinkled																
MOBILE HOME				Make:	Model:	Serial #:		Year:		Color:							
SPEC FEATURES/YARD ITEMS				PARCEL ID 165.A-0007-0001.0													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1 10 X 10	A	GD	1940		40.00	T	30	102			2,800		2,800

